

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Jonathan William Wallace	Debtor(s)	CHAPTER 7
BANK OF AMERICA, N.A.	Movant	NO. 19-17977 ELF
vs.		
Jonathan William Wallace	Debtor(s)	11 U.S.C. Section 362
Terry P. Dershaw Esq.	Trustee	

ORDER

AND NOW, this 12th day of Feb. , 2020 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay is granted and the automatic stay under 11 U.S.C. Sections 362 is **MODIFIED** with respect to the subject premises located at 115 Norwood Avenue, Holmes, PA 19043 ("Property), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**